



# Property Tax Bill Quarterly Statement

Activity through June 2, 2017

Owner name: TOMA REALTY, LLC  
Property address: 121 MULBERRY ST.  
Borough, block & lot: MANHATTAN (1), 00206, 0019

Mailing address:  
C/O MICHAEL KOENIG ESQ.  
TOMA REALTY, LLC  
524 NORTH AVE.  
NEW ROCHELLE NY 10801-3400

### Statement Billing Summary

Previous charges	\$5,604.28
Amount paid	\$-5,604.28
Interest	\$0.00
<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$6,074.41
<b>Total amount due by July 3, 2017. To avoid interest pay on or before July 17th.</b>	<b>\$6,074.41</b>
Charges you can pre-pay	\$18,145.23
<b>If you want to pay everything you owe by July 3, 2017 please pay</b>	<b>\$24,098.67</b>
If you pay everything you owe by July 3, 2017, you would save	\$120.97

FT - LD  
1400.01  
40 - 0  
15812

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!



Please include this coupon if you pay by mail or in person. 1-00206-0019

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

**Total amount due by July 3, 2017**  
**If you want to pay everything you owe by July 3, 2017 please pay**

\$6,074.41  
\$24,098.67

Amount enclosed:

#9955042 17060201#

C/O MICHAEL KOENIG ESQ.  
TOMA REALTY, LLC  
524 NORTH AVE.  
NEW ROCHELLE NY 10801-3400

**Mail payment to:**  
NYC Department of Finance  
P.O. Box 680  
Newark NJ 07101-0680



**Department of  
Finance**

**Statement Details**

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Previous Charges	Due Date	Amount
<b>Total previous charges including interest and payments</b>		<b>\$0.00</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2017	\$6,048.41
Housing - Property Registration Fee		07/01/2017	\$13.00
Housing - Property Registration Fee		07/01/2017	\$13.00
<b>Total current charges</b>			<b>\$6,074.41</b>

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		10/01/2017	\$6,048.41
Finance-Property Tax		01/01/2018	\$6,048.41
Finance-Property Tax		04/01/2018	\$6,048.41
<b>Total tax year charges remaining</b>			<b>\$18,145.23</b>

**If you want to pay everything you owe by July 3, 2017 please pay** **\$24,098.67**  
 If you pay everything you owe by July 3, 2017, you would save: **\$120.97**

**Annual Property Tax Detail**

Tax class 2B - 7-10 Unit Residential Building	<b>Tax rate</b>			
Current tax rate	12.8920%			
<b>Estimated market value \$2,743,000</b>	<b>Billable assessed value</b>		<b>Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$187,664</b>	<b>X</b>	<b>12.8920%</b>	<b>= \$24,194</b>
<b>Tax before abatements</b>				<b>\$24,194</b>
<b>Annual property tax</b>				<b>\$24,194</b>

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

**Home banking payment instructions:**

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-00206-0019 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

**Did your mailing address change?**

If so, please visit us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





**Department of  
Finance**

**Statement Details**

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The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

